

**MINUTES OF THE SPECIAL MEETING OF THE PLANNING BOARD OF THE VILLAGE OF IRVINGTON HELD IN THE TRUSTEES ROOM, VILLAGE HALL, ON WEDNESDAY, DECEMBER 8, 1999.**

**Members Present:** Peter Lilienfield, Chairman  
William Hoffman  
Jay Jenkins, Secretary  
Allen Morris  
Patrick Ntarelli

**Also Present:** Lino Sciarretta, Village Counsel  
Brenda Livingston, Ad Hoc Planning Board Member  
Florence Costello, Planning Board Clerk  
Ralph G. Mastromonaco, Consulting Engineer  
Charles Pateman & Padraic Steinschneider, Westwood Development Associates  
Donald Marra, Irvington Public Schools  
J&L Reporting Service, for Westwood Development Associates  
Members of the Public.

The Chairman called the meeting to order at 8:00 p.m.

**Administrative:**

The Chairman confirmed his appointment by the Village Board of Trustees as Chairman of the Planning Board, and the appointment of Jay Jenkins to the Board.

**IPB Matter #94-03**

The Chairman announced that the purpose of the Special Meeting was to conduct a Public Hearing with respect to the application of Westwood Development Associates, Inc. (the "Applicant") for the grant of Limited Site Plan Approval and Preliminary Subdivision Approval. Applicant submitted an Affidavit of Mailing/Publication.

The Chairman acknowledged receipt of a letter dated December 8, 1999 from the Applicant setting forth a list of the Applicant's current plans and documents submitted in connection with the application, and the letter was accepted as part of the record.

The Chairman gave a brief summary of the proceedings with respect to the Application, following which the Public Hearing was opened.

At the request of the Chairman, Mr. Steinschneider gave a brief introduction about the Applicant's proposed development:

1. He presented a drawing showing the main access from Route 9 on High School Drive through the re-configured route around the High School parking lot.
2. He presented a second drawing showing Tract A with 16 lots, stating the Applicant's desire to position houses to take advantage of views and to preserve trees and rock formations.
3. He presented a third drawing showing Tract B (consisting of 12 dwellings), and Tract C (consisting of 10 dwellings) to be accessed from Peter Bont Road (Mountain Road) and the so-called swap parcel to be given to the Village.
4. He commented on the proposed continuing use of the Compost Site situated south of Tract B and C, and the proposed gravel parking area adjoined to such site.
5. He confirmed that a set of plans have been placed in the Library.
6. He confirmed that the Applicant and the Irvington School Board have executed an Agreement with respect to, among other things, the access through school property from High School Drive and that a copy of such Agreement has been filed with the Board.

The Chairman noted an article appearing in the Irvington Viewpoint describing the proposed construction of additional facilities on the High School property. Donald Marra then spoke to describe the proposed facilities, which will include a new Middle School, gymnasium and auditorium. A public referendum on the project is scheduled for February, 2000.

There was discussion among the Board members, Mr. Marra, the Applicant and members of the public regarding the consequences of the simultaneous development of the new school facilities and the Applicant's project. Mr. Pateman and Mr. Marra confirmed that there have been meetings between the Applicant and the School Board, and there will be additional meetings between them to coordinate the projects, to the extent practical.

The Chairman then asked for questions and comments from the public, and the following points were raised:

1. Jerry Leitzes of the East Irvington Civic Association presented four issues:
  - (a) Maintenance of the "emergency gate" between the Tracts A and Tract B. (Applicant and members of the public noted that the gate will likely be a chain that the Village will control).
  - (b) Repair of Mountain Road during and after construction. (Applicant confirmed that such repair would be Applicant's responsibility.)
  - (c) Restriction on further subdivision (Applicant confirmed that such restriction would be placed in the homeowners' deeds and, of course, would be a condition to any Planning Board approval.)
  - (d) Use of recreation fund donated by Applicant to plant trees on Mountain Road. (Applicant confirmed it had no objection to such use. The Board noted that the Village ultimately will determine how the fund is used.)

2. There was general discussion about the dedication of easements for walking trails through the property and the manner in which such trails would be preserved.
3. There was general discussion about sewer connections, including for the Reilly, Oley, and Ciccio/Chernick properties.
4. There was substantial discussion about preservation of trees and shrubs. Members of the public requested that the Board (i) consider the preservation of small, non-specimen trees, in addition to preserving large, specimen trees, (ii) consider the impact of tree removal on slopes, (iii) seek to preserve a conservation setback at various points in the development (including, without limitation, along Riverview Road properties).
5. Mr. Marra introduced the idea of the School offering to dedicate High School Drive to the Village, although he indicated that he had not yet discussed this with the School Board. The Board discussed the ramifications of a potential public dedication of High School Drive and impacts on Tract A. Additional investigation of this idea was to be undertaken by the various parties.
6. There was general discussion about garbage pick-up by the Village DPW on private streets.
7. Herb Bianchine of Mountain Road noted that a home on Mountain Road (owned by the Village) is no longer subject to a life tenancy and could be torn down to improve sight distances at the entrance to Tract C.
8. There was general discussion about curbing through the development. The Board will consider DPW standards, and the Applicant confirmed its intention to use concrete curbing.
9. The Board requested more information about the Applicant's proposed structure for a bus stop on Mountain Road.
10. The Applicant confirmed that the plan includes street lighting.

The Chairman next asked Mr. Mastromonaco to present his initial concerns. He noted:

1. The problematic location of a detention basin in close proximity to the dwelling on Lot 2, in Tract A.
2. The advisability of an alternative to the common driveway proposed on Lot 16 on Tract A., coupled with a redesign of lots fronting on the roadway leading to Marshall's Pond.
3. Inconsistencies between various plans dealing with lot layout, number of lots and road configurations, among other items.

The Board will solicit advice from DPW regarding the maintenance of the detention basins.

The Board noted that it would refer the Application to the County Planning Department if necessary because of the development's proximity to a municipal boundary.

At the conclusion of the public meeting, the Applicant agreed to promptly submit to Mr. Mastromonaco a complete set of all submissions and drawings with respect to the Application, including a full set of all improvement plans and to begin the process of conforming the plans so that they all reflected the present application. The Board reiterated its desire to see more

detailed plans for lots on the ridge line overlooking the high school. A site walk will be scheduled in the near future at a time to be determined.

The Board then carried over the public hearing until January 12, 2000 and noted that the Application will also be on the agenda for the regular meeting of the Board on January 5, 2000.

A full stenographic record of the meeting was prepared and is incorporated herein by reference.

Respectfully submitted,

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Jay Jenkins, Secretary